GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:3221
ANSWERED ON:19.12.2008
MASTER PLAN DELHI
Agarwal Shri Dhirendra;Prasad Shri Hari Kewal

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Zonal development plans under Master Plan Delhi (2021) have been finalised;

(b) if so, the details thereof;

(c) whether the provision regarding construction upto third floor on small size plots and extra floors have been made effective;

(d) if so, the present status thereof;

(e) whether works relating to sanction of building plan have been provided to private architects/engineers; and

(f) if so, the details thereof?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT(SHRI AJAY MAKEN)

(a) : No, Sir.

(b): Does not arise in view of reply at (a) above.

(c)&(d): MPD-2021, notified on 7.2.2007, inter-alia, prescribes the maximum height of the building in residential plotted housing on different size of plots as 15m. subject to fulfillment of other Development Control Norms and terms & conditions, the height determines the number of floors which could be constructed on a given size of plot. The Supreme Court in W.P. No.4677 of 1985 in the case of M.C.Mehta Vs. Union of India & others vide its orders dated 7.5.2007, 23.7.2007 and 14.3.2008 has permitted construction of third floor subject to fulfilling the requirement with regard to height and FAR. This permission is subject to the outcome of the challenge to the legality of MPD-2021 and is also subject to filing of an undertaking that no equity shall be claimed if ultimately it is found that the MPD-2021 suffers from infirmity, and that if demolition of unauthorized and/ or impermissible construction is to be made, the same shall be carried out. If any construction is made or is to be made, which in turn, is sold or transferred to any other person, the stipulation regarding non-claim of equity shall also be applicable. The application shall be processed by MCD, DDA and NDMC only after the undertaking to the aforesaid effect, by way of an affidavit, is filed with the concerned authority.

(e)&(f): DDA has informed that private Architects registered with the Council of Architecture are empowered to sanction building plans of residential building of plot size measuring upto 500 sqm. and that till now, 6 Architects registered with the Council have been empanelled for sanction of building plans. MCD on 16.12.2008, laid down a simplified procedure for building permits for residential plotted development which form part of the approved lay out plan only and falling within the limits of MCD through architects registered with Council of Architecture. NDMC has not permitted sanction of building plans by private architects.